

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: March 11, 2015

Meeting No.: 200

Project: Kennedy Krieger Institute-Harry and Jeanette Weinberg
Autism & Rehabilitation Center

Phase: Schematic

Location: North Broadway Avenue and Ashland Avenue

PRESENTATION:

Alicia Delia, a representative from the Kennedy Krieger Institute-Harry and Jeanette Weinberg Autism & Rehabilitation Center briefed the panel on the identified medical needs, program goals, and proposed types of treatment programs for the new building. The Institute currently serves over 21,000 children each year with outpatient services. In addition to expanded space, one major goal of the new building is to merge the existing building so there is one main entrance lobby for arriving patients while facilitating pedestrian mobility between the two buildings with a connected 3 level bridge.

Chuck Goodman, Architect from CR Goodman Associates Architecture presented the panel with a comprehensive schematic design of the new, 10 story, 210,000 sq. ft. outpatient medical building. The building's interior space program is designed to accommodate a variety of rehabilitation activity areas, outpatient treatment rooms as well as medical staff offices along the outside walls interspersed with organized rehabilitation spaces.

The new building is proposed to be constructed directly adjacent to the above ground parking garage next to the existing outpatient Kennedy Krieger Institute (KKI). The new building is positioned to front the entrance loop across from the Therapy Garden. Concurrently it will be set off from the parking garage wall by 25' to allow vehicular access for a taxi drive lane that can drop off many of the arriving patients. The connecting pedestrian bridge is placed in front of the parking garage to connect the existing building with the new building. The proposed 3 level connecting pedestrian skywalk is placed one level above the ground plane, rising approximately 45-50 feet with an open air metal structure enclosed with a colored mesh materiality.

The parcel configuration creates a somewhat elongated building presentation from the street view at North Broadway and Ashland Avenues. The main entrance is located on the narrower interior façade facing the circular vehicular entrance to the facility. The significantly lengthier southern exterior façade (sidewall) fronts on Ashland Avenue across from the newly constructed State of Maryland Public Health Laboratory. Both facades have a public presence although the Ashland Avenue face is more pronounced given its size and location along the street wall.

The front facade design seeks inspiration by incorporating the glass language of the existing KKI building which fronts on North Broadway Avenue at the corner of East Madison Street. The new State of Maryland Public Health Laboratory provides design rhyme and modern stylistic connectivity on the Ashland Avenue façade.

QUESTIONS FROM THE PANEL:

1. How does the placement of the new building with the side taxi access lane relate to the existing KKI building?
2. What is the strategy of the centrality of the vehicular courtyard to the buildings and the Therapy Garden?
3. What is the interaction of the Therapy Garden with patients in the new building?
4. What is the nature of the space on the Ashland Avenue building façade?
5. What is the intended experience of the citizens of Baltimore as they arrive at the KKI campus?
6. How does the materiality of the new building draw from and relate to existing buildings (KKI and Public Health Laboratory)?

COMMENTS FROM THE PANEL:

The Panel recognized the need for clarity of architecture based on the site and program as well as urban design for the proposed project. The Panel understands the importance of the programmatic aspects of the project; however, there is concern that the current design proposal sacrifices building and site design cohesiveness in favor of individualized program elements. Specifically the urban design goals for the project fail to reinforce the importance of the campus aspects of the project. The key concerns can be summarized in several comments and recommendations set forth by panel members as follows:

- 1.) Elevations of surrounding buildings and their relationship to the proposed building needs to be presented to the panel. The new building should pull from the surrounds buildings and create a dialogue between the existing buildings in massing, scale and composition.
- 2.) A desired feeling of healing with a level of simplicity is missing from the interrelationships of the building to the ground plane.
- 3.) Greater attention needs to be paid to the relationship between building entrances and building accessibility, designated drop off locations are not integrated and result in disjointed hard edges.
- 4.) The desire to create a campus should be focused on connectivity which is currently missing. There is a demonstrated need to resolve the interrelationships of the building at the ground plane thus contributing to a unified campus site plan.
- 5.) The vehicular courtyard concept needs additional attention. Traffic circulation and service entrances are challenges that detract rather other support overall landscape design cohesiveness.
- 6.) The next meeting should include the project Landscape Architect who can discuss in detail the Landscape Plan at street level. This should include any sustainable building strategy plan including such aspects as solar, green roofs and bio-retention needs to be presented to the panel.

PANEL ACTION:

Continue Schematic addressing the comments above.

Attending:

Frank Updike, George Thomas and Alicia Delia- Kennedy Krieger Institute

Chuck Goodman, CR Goodman Associates
Kevin Litten – BBJ
Klaus Philipsen – ArchPlan
Ryan Potter - GEJ

Dr. Judith Meany*, Messr. Gary Bowden, and David Rubin - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Tamara Woods –Planning Department